

RESOLUTION APPROVING ZONING PETITION

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 175, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements as provided for in Chapter 402.5 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been satisfied; and

WHEREAS, Petition No. 81-171 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 24 September 1981 ; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various county review agencies and the recommendations of the Planning Commission; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. The proposal would be in harmony and compatible with the present and future development of the area concerned

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 24th day of September, that Petition No. 81-171 the petition of ARVIDA CORPORATION by Warren H. Newell, Agent, for a SPECIAL EXCEPTION TO ALLOW THE MODIFICATION OF AN EXISTING PLANNED UNIT DEVELOPMENT KNOWN AS VIA VERDE, PREVIOUSLY APPROVED UNDER PETITION NO. 74-104 on the Southeast 1/4 of Section 16, Township 47 South, Range 42 East, lying 102.0 feet Southerly from the centerline

of State Road 808 (Boca Raton West Road) as recorded in Road Book 4, pages 5 through 14, also: the Southeast 1/4 of the Southwest 1/4 of said Section 16, lying 102.0 feet Southerly from the centerline of said State Road 808; and all of the North 1/2 of Section 22, Township 47 South, Range 42 East, except that part described as follows: beginning at a point on the South line of said North 1/2 of Section 22, a distance of 159.03 feet East of the West 1/4 corner thereof; thence North $0^{\circ}10'25''$ East parallel with the West line of said Section, a distance of 735 feet; thence North $89^{\circ}30'47''$ East parallel with the South line of said North 1/2 of said Section 22, a distance of 720 feet; thence South $0^{\circ}10'25''$ West parallel with the West line of said Section 22, a distance of 735 feet to the South line of the North 1/2 of said Section 22; thence South $89^{\circ}30'47''$ West along said South line of the North 1/2 of said Section 22, a distance of 720 feet, more or less, to the Point of Beginning; also less that part taken for Jog Road and Powerline Road; and the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of Section 23, Township 27 South, Range 42 East; less the North 80 feet, the East 67.5 feet and the South 100 feet of said Southwest 1/4, and less the East 63.36 feet and the South 40 feet of said South 1/2 of the Northwest 1/4, commencing at the Northwest corner of Section 22, Township 47 South, Range 42 East; thence South $00^{\circ}10'25''$ West, 1358.00 feet along the West line of Section 22 to the Point of Beginning of the herein described parcel; thence continue South $00^{\circ}10'25''$ West, 598.00 feet; thence South $89^{\circ}49'35''$ East, 15.05 feet to a tangent curve concave Southerly, having a central angle of $18^{\circ}49'24''$ and a radius of 331.64 feet; thence 108.95 feet Easterly along the arc of said curve to a tangent line; thence South $71^{\circ}10'11''$ East, 2.54 feet along tangent line; thence North $63^{\circ}57'10''$ East, 35.38 feet to a nontangent curve, being concave Easterly, having a central angle of $00^{\circ}05'19''$, a radius of 2271.64 feet and tangent bearing of North $18^{\circ}54'30''$ East; thence Northeasterly 3.51 feet along the arc of said curve to a tangent line; thence North $18^{\circ}59'49''$ East, 17.45 to a tangent curve concave Easterly having a central angle of $11^{\circ}06'53''$, and radius of 1946.47 feet; thence Northeasterly 377.59 feet along the arc of said curve to a tangent line; thence North $30^{\circ}06'42''$ East, 72.18

feet along said line to a tangent curve concave Easterly, having a central angle of $00^{\circ}08'09''$ and a radius of 2313.88 feet; thence Northerly 5.49 feet along the arc of said curve to a non tangent line; thence North $13^{\circ}57'22''$ West, 34.86 feet along said line thence North $58^{\circ}09'36''$ West, 173.95 feet to a tangent curve concave to the South, having a central angle of $32^{\circ}12'39''$ and radius of 306.54 feet; thence Westerly along the arc of said curve 172.33 feet to a tangent line; thence South $89^{\circ}37'44''$ West, 36.95 feet, along said line to the Point of Beginning. LESS THE FOLLOWING DESCRIBED PARCEL: Bounded on the East by the East right-of-way line of Old Powerline Road, as recorded in O.F. Book 2626, page 1884, bounded on the West by the West line of said Section 22; bounded on the North by the Southerly line of a 80 foot road right-of-way, as shown on the plat of Boca Grove addition, Flat Book 39, page 194, also as shown in O.R. Book 2715, page 1050, and by the said Southerly right-of-way line of the 80 foot road as shown on the plat of Boca Grove, Flat Book 32, pages 12 and 13, said line being more particularly described as follows: Commencing at the Northwest corner of said Section 22; thence South $00^{\circ}10'25''$ West, along said West line; a distance of 1956.00 feet to the Point of Beginning; thence North $89^{\circ}37'44''$ East, a distance of 36.95 feet to the Point of Curvature of a Circular Curve to the right; thence Easterly and Southerly, along the arc of said curve, having a radius of 306.54 feet, an arc distance of 172.33 feet to the Point of Tangency; thence South $58^{\circ}09'36''$ East, a distance of 173.95 feet; thence South $13^{\circ}57'22''$ East, a distance of 34.86 feet to the Point of Terminus; bounded on the South by the Northerly line of 60 foot ingress and egress easement, recorded in O.R. Book 2628, page 1877, said line being further described as follows: Commencing at the Northwest corner of said Section 22; thence South $00^{\circ}10'25''$ West, along the West line of said Section 22, a distance of 1956.00 feet to the Point of Beginning; thence South $89^{\circ}49'35''$ East, a distance of 15.05 feet to the Point of Curvature of a Circular Curve to the right; thence Easterly and Southerly along the arc of said curve having a radius of 331.64 feet, an arc distance of 108.95 feet to the Point of Tangency; thence South $71^{\circ}00'11''$ East, a distance of 2.54 feet; thence North $63^{\circ}57'10''$ East, a distance of 35.38 feet to the Point of beginning of the description.

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~~Said property~~ located on the south side of Boca Raton West Road (S.P. 808), approximately .2 mile east of Florida's Turnpike in an RS-Residential single family District, was approved as advertised.

Commissioner Koehler, moved for approval of the petition. The motion was seconded by Commissioner Bailey, and upon being put to a vote, the vote was as follows:

Frank Foster, Chairman	-	AYE
Norman Gregory, Vice Chairman	-	ABSENT
Bill Bailey, Member	-	AYE
Dennis Koehler, Member	-	AYE
Peggy B. Evatt, Member	-	ABSENT

The foregoing resolution was declared duly passed and adopted this 27th day of October, confirming action of 24 September 1981.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Scott J. ...*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
County Attorney

FILED THIS 27th DAY OF
October 1981
AND RECORDED IN RESOLUTION
NUMBER BOOK NO 239 AT
PAGE 101-174 RECORD VERIFIED
BY JOHN B. DUNKLE, CLERK
BY *[Signature]* DC

R 21-1378